

Staff Report
Minor Residential Plat
Area Plan Commission
August 3, 2016

**Boone County
Area Plan Commission**

A. Petition Number:

16CE-7M-089

B. Applicant:

Rodney Richardson representing Helen A. Richardson Revocable Trust

C. Identification Number:

Tax Identification Number(s)

1) 001-09290-00

2) 001-09280-00

3) 001-09280-04

D. Location and Zoning:

The location of this petition is north of County Road 300 North and west of County Road 25 East. The present zoning classification of the property is R-1 (Single Family Residential).

E. History of Parcel:

History of Parcel

The subject parent tract of 29.89 acres has been split into (4) residential lots per Section 4 of the Boone County Subdivision Control Ordinance: The lot configuration of the proposed (4) lots in the Richardson Minor Plat are as follows:

Richardson Minor Residential Plat	
Lot 1	Acreage: 14.14 Acres
Lot 2	Acreage: 4.52 Acres
Lot 3	Acreage: 3.66 Acres
Lot 4	Acreage: 4.12 Acres

Adjoining Transfer-South of Lot 4 to Valerie Jasper

Per the Boone County Subdivision Control Ordinance, Specifically, Section C. Minor Residential Subdivisions, Subsection 1.C.3 the property owner may convey land to adjoining lot owners that does not create additional building sites.

Mr. Rodney Richardson is conveying 3.4 acres found south of Lot 4 of the Richardson Minor Plat to Valerie Jasper for the purposes of recreation use and riding of horses on the property. Mr. Richardson and Mrs. Valerie Jasper acknowledge and understand, the subject 3.4 acres is not a buildable lot.

Applicant: 16CE-7M-089

Date: August 3, 2016

Petition: Richardson Minor Residential Plat Approval

F. Ordinance Process:

Ordinance Process and APC Director Determination

The APC Director had determined the subject petition requires Minor Plat approval, based on the requirements per Table 2 of the Boone County Zoning Ordinance. As denoted in Table 2, Authorized Uses Minor Residential Subdivisions are permitted in an R-1 Zoning District.

The determination was made based on the proposal of 4 lots which requires Minor Residential Plat approval per the Boone County Subdivision Control Ordinance, specifically, Section IV. C.1.a Minor Residential Subdivisions.

1. Purpose

The division of a tract of land into four residential parcels or less may be approved as a minor subdivision one time only. The minor subdivision shall be subject to the same basic procedures as set forth in the Rules of Procedure. The intent of this section is not to circumvent good subdivision practices, therefore, use of this procedure shall be limited to the creation of three new parcels after November 1, 1998.

a. Applications for Minor Subdivision. An applicant shall submit or receive approval one time on a parent tract allowing a minor residential subdivision containing no more than (4) residential lots, any further subdividing requires an application for a zoning map amendment for the entire tract.

G. Action Requested:

Petition for Richardson Minor Residential Plat

The subject parent tract of 29.89 acres has been split into (4) residential lots per Section 4 of the Boone County Subdivision Control Ordinance: The lot configuration of the proposed (4) lots in the Richardson Minor Plat are as follows:

Richardson Minor Residential Plat	
Lot 1	Acreage: 14.14 Acres
Lot 2	Acreage: 4.52 Acres
Lot 3	Acreage: 3.66 Acres
Lot 4	Acreage: 4.12 Acres

H. Utilities:

Septic and Well Facilities

As found in the Richardson Minor Residential Plat, Lot 1, 2, and 4 will be utilizing septic and well facilities for the each of the lots. The Boone County Health Department has received soil borings Lots 1, 2, and 4. The approval commentary for each of the lots is found below:

Boone County Health Department

Letter Drafted: July 13, 2016

Lot 1-Richardson Minor Plat

This office received a set of soil borings dated July 12, 2016 for the proposed lot on the corner of 300 N. and 25 E. in Lebanon. The soil borings were taken by Tom Ziegler. In general, the soil borings are suitable for an in-ground septic system, on Lot 1 of the Rodney Richardson Minor Plat, as long as no soil disturbance occurs in the soil boring area between the date of when the soil borings were taken and the date of when the septic system will be installed. Drainage should be made available to the lot due to the seasonal high water table.

Lot 2-Richardson Minor Plat

Letter Drafted: July 13, 2016

This office received a set of soil borings dated July 12, 2016 for the proposed lot on the corner of 300 N. and 25 E. in Lebanon. The soil borings were taken by Tom Ziegler. Due to the soil quality an above ground septic system will likely need to be designed for lot 2 of the Rodney Richardson Minor Plat, as long as no soil disturbance occurs in the soil boring area between the date of when the soil borings were taken and the date of when the septic system will be installed. Drainage should be made available to the lot due to the seasonal high water table.

Lot 4- Richards Minor Plat

Letter Drafted: July 13, 2016

This office received a set of soil borings dated July 12, 2016 for the proposed lot on the corner of 300 N. and 25 E. in Lebanon. The soil borings were taken by Tom Ziegler. In general, the soil borings are suitable for an in-ground septic system, on Lot 4 of the Rodney Richardson Minor Plat, as long as no soil disturbance occurs in the soil boring area between the date of when the soil borings were taken and the date of when the septic system will be installed. Drainage should be made available to the lot due to the seasonal high water table.

Applicant: 16CE-7M-089

Date: August 3, 2016

Petition: Richardson Minor Residential Plat Approval

**I. Technical Advisory
Committee Comments:**

Technical Advisory Committee

This item was reviewed by the (TAC) Technical Advisory Committee on February 24, 2016 and had the following comments:

Boone County Health Department

Letter Drafted: July 13, 2016

Lot 1-Richardson Minor Plat

This office received a set of soil borings dated July 12, 2016 for the proposed lot on the corner of 300 N. and 25 E. in Lebanon. The soil borings were taken by Tom Ziegler. In general, the soil borings are suitable for an in-ground septic system, on Lot 1 of the Rodney Richardson Minor Plat, as long as no soil disturbance occurs in the soil boring area between the date of when the soil borings were taken and the date of when the septic system will be installed. Drainage should be made available to the lot due to the seasonal high water table.

Lot 2-Richardson Minor Plat

Letter Drafted: July 13, 2016

This office received a set of soil borings dated July 12, 2016 for the proposed lot on the corner of 300 N. and 25 E. in Lebanon. The soil borings were taken by Tom Ziegler. Due to the soil quality an above ground septic system will likely need to be designed for lot 2 of the Rodney Richardson Minor Plat, as long as no soil disturbance occurs in the soil boring area between the date of when the soil borings were taken and the date of when the septic system will be installed. Drainage should be made available to the lot due to the seasonal high water table.

Lot 4- Richards Minor Plat

Letter Drafted: July 13, 2016

This office received a set of soil borings dated July 12, 2016 for the proposed lot on the corner of 300 N. and 25 E. in Lebanon. The soil borings were taken by Tom Ziegler. In general, the soil borings are suitable for an in-ground septic system, on Lot 4 of the Rodney Richardson Minor Plat, as long as no soil disturbance occurs in the soil boring area between the date of when the soil borings were taken and the date of when the septic system will be installed. Drainage should be made available to the lot due to the seasonal high water table.

Applicant: 16CE-7M-089

Date: August 3, 2016

Petition: Richardson Minor Residential Plat Approval

**J. Standard for Evaluation-
Minor Residential Plat:**

K. Staff Analysis:

Boone County Surveyors Office

In review of the requested Richardson Minor Plat, the applicant has denoted a 20' Drainage Easement along the western property line for the ability to outlet the perimeter drains of the septic systems found on Lots 1, 2, and 4.

No Basement

Based on the poor soil conditions on Lot 2, the Boone County Surveyors office highly recommends no basement in the future single family residence.

Boone County Highway Department

The Boone County Highway Department has reviewed the requested Richardson Minor Residential Plat. In the future, the individual lot owners for Lots 1, 2, and 4 will be required to seek a driveway permit for the new driveway cuts on County Road 25 East.

Boone County Area Plan Commission Review of Plat

In review of the requested Richardson Minor Residential Plat, Area Plan Staff finds the proposed minor plat adheres to the Boone County Subdivision Control Ordinance. The applicant has complied with the development and lot splitting standards of Section 4, Subsection C –Minor Residential Subdivisions.

APC Staff recommends approval of the request Minor Residential Plat based on the ability to meet the requirements of Section 4 of the Boone County Subdivision Control Ordinance. APC Staff recommends approval of the subject Minor Plat as presented, with the following conditions:

Area Plan Commission staff recommends approval of the requested Minor Residential Plat as presented contingent on the following conditions:

1. **Adjoining Transfer:** Mr. Richardson and Mrs. Valerie Jasper acknowledge and understand, the subject 3.4 acres being demonstrated as an Adjoining Transfer is not a buildable lot.

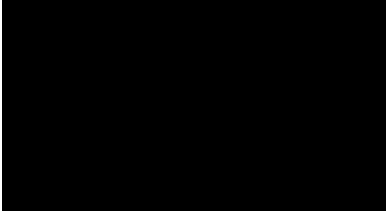
2. **(TAC) Approval**

The Improvement Location Permit (ILP) for Lots 1, 2, and 4 shall receive Final Technical Advisory Committee (TAC) approval prior to the release by the APC office.

Applicant: 16CE-7M-089

Date: August 3, 2016

Petition: Richardson Minor Residential Plat Approval



3. Drainage Agreements

The new residential structures to be located on Lots 1, 2, and 4 will be required to sign and record County Drainage Agreements.